

104.0

0003

0007.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

986,200 / 986,200

USE VALUE:

986,200 / 986,200

ASSESSED:

986,200 / 986,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44		LONGMEADOW RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: TABER PHILIP C	
Owner 2: TABOR JENNIFER MAY	
Owner 3:	

Street 1: 44 LONGMEADOW RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: HOJSGAARD HJALTE -

Owner 2: GIGANTE MELANIE -

Street 1: 44 LONGMEADOW RD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .159 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1952, having primarily Wood Shingle Exterior and 2112 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6940	Sq. Ft.	Site			0	70.	0.91	4									439,741						439,700	

IN PROCESS APPRAISAL SUMMARY

Use Code							Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct	
101							6940.000		545,700		800		439,700		986,200						66920	
																					GIS Ref	
																					GIS Ref	
																					Insp Date	
																					05/28/20	



USER DEFINED

Prior Id # 1: 66920

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

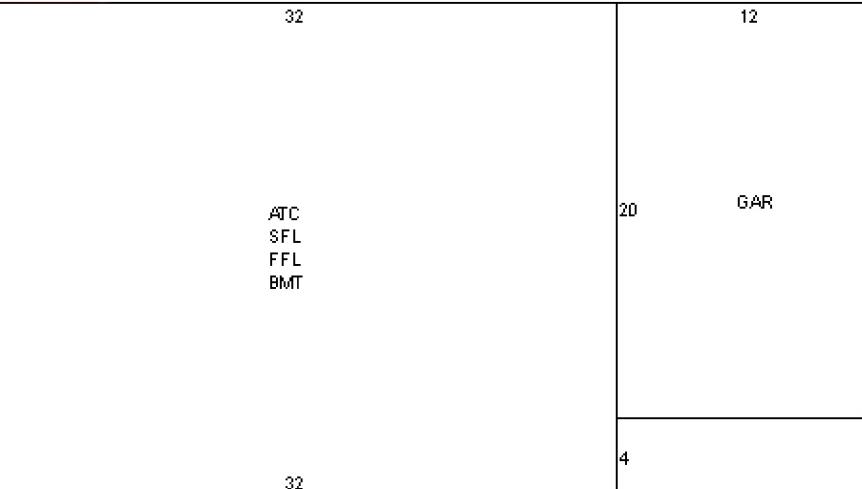
BldReason:

CivilDistrict:

Ratio:

PREVIOUS ASSESSMENT							Parcel ID		TAX DISTRICT							PAT ACCT.			
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date									
2022	101	FV	545,700	800	6,940.	439,700	986,200		Year end	12/23/2021									
2021	101	FV	529,800	800	6,940.	439,700	970,300		Year End Roll	12/10/2020									
2020	101	FV	246,600	800	6,940.	439,700	687,100		687,100 Year End Roll	12/18/2019									
2019	101	FV	220,000	900	6,940.	439,700	660,600		660,600 Year End Roll	1/3/2019									
2018	101	FV	220,000	900	6,940.	376,900	597,800		597,800 Year End Roll	12/20/2017									
2017	101	FV	236,700	900	6,940.	351,800	589,400		589,400 Year End Roll	1/3/2017									
2016	101	FV	236,700	900	6,940.	301,500	539,100		539,100 Year End	1/4/2016									
2015	101	FV	221,100	900	6,940.	270,100	492,100		492,100 Year End Roll	12/11/2014									

BUILDING PERMITS											ACTIVITY INFORMATION						
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
10/14/2020	1242	Wood Dec	10,000	C					5/28/2020	Measured	DGM	D Mann					
3/29/2019	437	Heat App	5,000	C					4/9/2019	Permit Visit	DGM	D Mann					
12/11/2018	1866	Inter Fi	59,000	C					5/20/2015	Permit Insp	PC	PHIL C					
10/2/2018	1439	Addition	186,800	O					6/3/2009	Measured	189	PATRIOT					
2/20/2015	168	Redo Bat	14,680					Bathroom remodel.	11/19/1999	Inspected	264	PATRIOT					
1/21/2015	85	Manual	2,438					Air sealing and in	11/10/1999	Mailer Sent							
									10/26/1999	Measured	264	PATRIOT					
									7/29/1991		JK						
										Sign:	VERIFICATION OF VISIT NOT DATA						

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																																																																										
Type: 6	- Colonial			Full Bath: 1	Rating: Very Good							 <p>32</p> <p>24</p> <p>20</p> <p>12</p> <p>ATC SFL FFL BMT</p> <p>4</p> <p>32</p>																																																																																										
Sty Ht: 2A	- 2 Sty +Attic			A Bath: 1	Rating:																																																																																																	
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																																																																																																	
Foundation: 1	- Concrete			A 3QBth: 1	Rating:																																																																																																	
Frame: 1	- Wood			1/2 Bath: 1	Rating: Good																																																																																																	
Prime Wall: 1	- Wood Shingle			A HBth: 1	Rating:																																																																																																	
Sec Wall: 1	%			OthrFix: 1	Rating:																																																																																																	
Roof Struct: 1	- Gable			OTHER FEATURES																																																																																																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good			<p>1st Res Grid Desc: Line 1 # Units 1</p> <table border="1"> <tr><td>Level</td><td>FY</td><td>LR</td><td>DR</td><td>D</td><td>K</td><td>FR</td><td>RR</td><td>BR</td><td>FB</td><td>HB</td><td>L</td><td>O</td></tr> <tr><td>Other</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Upper</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 2</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lvl 1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Lower</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> <tr><td>Totals</td><td></td><td>RMs: 6</td><td>BRs: 3</td><td>Baths: 1</td><td>HB 1</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></tr> </table>				Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	Other													Upper													Lvl 2													Lvl 1													Lower													Totals		RMs: 6	BRs: 3	Baths: 1	HB 1							
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Color: WHITE/BLUE				Fpl: 1	Rating: Average																																																																																																	
View / Desir:				WSFlue: 1	Rating:																																																																																																	
GENERAL INFORMATION				CONDOS INFORMATION																																																																																																		
Grade: B- - Good (-)				Location: 1																																																																																																		
Year Blt: 1952	Eff Yr Blt: 2019			Total Units: 1																																																																																																		
Alt LUC: 1	Alt %: 1			Floor: 1																																																																																																		
Jurisdict: G21	Fact: .			% Own: 1																																																																																																		
Const Mod: 1				Name: 1																																																																																																		
Lump Sum Adj: 1				DEPRECIATION																																																																																																		
INTERIOR INFORMATION				Phys Cond: GD - Good	0.6 %			<table border="1"> <tr><td>Exterior:</td><td>No Unit</td><td>RMS</td><td>BRS</td><td>FL</td></tr> <tr><td>Interior:</td><td>1</td><td>6</td><td>3</td><td></td></tr> <tr><td>Additions:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Kitchen:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Baths:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Plumbing:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Electric:</td><td></td><td></td><td></td><td></td></tr> <tr><td>Heating:</td><td></td><td></td><td></td><td></td></tr> <tr><td>General:</td><td>Totals</td><td>1</td><td>6</td><td>3</td></tr> </table>				Exterior:	No Unit	RMS	BRS	FL	Interior:	1	6	3		Additions:					Kitchen:					Baths:					Plumbing:					Electric:					Heating:					General:	Totals	1	6	3																																														
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Prim Int Wal: 1	- Drywall			Economic: 1	%																																																																																																	
Sec Int Wall: 1	%			Special: 1	%																																																																																																	
Partition: T - Typical				Override: 1	%																																																																																																	
Prim Floors: 3	- Hardwood			Total: 1	0.6 %																																																																																																	
Sec Floors: 1	%																																																																																																					
Bsmnt Flr: 12	- Concrete																																																																																																					
Subfloor: 1																																																																																																						
Bsmnt Gar: 1																																																																																																						
Electric: 3	- Typical																																																																																																					
Insulation: 2	- Typical																																																																																																					
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Heat Fuel: 2	- Gas																																																																																																					
Heat Type: 15	- H.V.A.C																																																																																																					
# Heat Sys: 1																																																																																																						
% Heated: 100	% AC: 100																																																																																																					
Solar HW: NO	Central Vac: NO																																																																																																					
% Com Wal	% Sprinkled																																																																																																					
MOBILE HOME				Make: 1	Model: 1	Serial #: 1	Year: 1	Color: 1																																																																																														
SPEC FEATURES/YARD ITEMS				PARCEL ID 104-0-0003-0007.0																																																																																																		
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod/JFact	Juris. Value																																																																																					
2	Frame Shed	D	Y	1	8X8	A	AV	1990	0.00	T	23.2	101																																																																																										
19	Patio	D	Y	1	10X36	A	AV	1980	3.29	T	31.2	101			800		800																																																																																					
More: N				Total Yard Items: 800				Total Special Features: 800				Total: 800																																																																																										
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